

Bartlett Regional Hospital

3260 Hospital Drive • Juneau, Alaska 99801 • Telephone 907-796-8900

Date: February 13, 2007

Project Name: Construction of Mental Health Unit

Agency: Bartlett Regional Hospital

Grant#: 06-4-C-5013

Award Amount: \$1,480,590

Close-out Report

Background: Bartlett Regional Hospital (BRH) is the only general, acute-care hospital in Juneau, Alaska and is operated as an "Enterprise Fund" of the City & Borough of Juneau. BRH is the state approved regional provider for "designated evaluation and treatment" (DET). The target population includes the City & Borough of Juneau with approximately 31,000 residents, as well as surrounding communities in Southeast Alaska, giving a total population base of approximately 68,000 Alaskans. Prior to this project, BRH was licensed for six beds for the evaluation and treatment of mental health needs, and six medical/surgical beds were used as "swing" beds for mental health. The 3,145 square foot old Mental Health Unit was established in 1993 by renovating a nursing unit as a temporary mental health facility. Due to continued growth in demand for mental health services throughout the years, it was necessary to use other areas of the hospital for the overflow of patients or even to divert patients to other facilities out of the region because of lack of available beds. Besides the inadequate number of beds, the unit was crowded and lacking in privacy, did not have adequate room for group therapy or for areas for seclusion, and had no means to separate varying populations, such as adults and adolescents. The new facility, with increased space and improvements in design, would address these issues.

The Mental Health Unit is a component of BRH's overall hospital addition/remodel, "Project 2005". However, when bids came in unexpectedly high for Phase 1 (the addition) of Project 2005, the Mental Health Unit was going to remain "shelled in", but uncompleted, until the necessary funds could be secured. Denali Commission funding enabled the completion of the Mental Health Unit in the same timeframe as the rest of the addition, avoiding a likely delay in its opening of several years.

Activities: The new twelve-bed Mental Health Unit occupies the third floor of an entirely new hospital addition and provides improvements in design and function, as well as increased space. Construction of the new three-story addition began in the fall of 2004, following the demolition of the old one-story hospital wing. The first and second floors of concrete provided the foundation for construction of the third floor Mental Health Unit. The third floor is constructed of structural steel and has a flat roof, which is the base for the rooftop heliport.

BRH had its own construction manager, Bruce Hahnlén, to oversee this project. Weekly (at minimum) meetings were held with BRH, City & Borough of Juneau engineers, and the general contractor, to facilitate communication and plan for the following week's work.

ADMINISTRATION - GRANTS

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The new Mental Health Unit was designed to provide twelve single, private rooms with private shower and toilet facilities for the comfort and privacy of patients. The new 8,884 square foot unit provides an increase in common areas, including spacious hallways; an activity/day room, which may be divided into two components; and an exercise/meditation room. Additional improvements include a room dedicated to treatment team and family meetings, a private intake room, a private exam room, a larger nurses' station, two seclusion rooms, a physician's office, an office for the social worker, a bathtub in one of the bathrooms, a laundry area for patients, separate utility rooms for clean and soiled linen, and additional storage space for patients' belongings and for supplies. The entire unit may be easily divided into two components; and the activity room, which has cabinetry and plumbing at each end, may be left as one large room or divided into two fully equipped activity rooms.

Many safety issues were taken into consideration in the design and construction of this unit for the protection of patients and staff. All window blinds are enclosed between the layers of glass, and all windows are non-opening with an additional layer of impact resistant glass on the inside. All the glass surrounding the nurses' station and throughout the unit is impact resistant, as is the special impact resistant wallboard used throughout the unit. The half-doors at the nurses' station were made chest-high as a safety measure to deter patients from jumping over the door. A unit water shutoff valve was installed in the event of damage to fixtures; and furniture, handles, hooks, and even hinges, were all selected to provide the utmost in safety.

Cost Containment: The new Mental Health Unit was built as one story of a new three-story addition to maximize efficiencies in construction over a stand-alone facility. Construction went out to competitive bid so costs have remained stable and the project has stayed on budget. The project was built consistent to the original proposal.

PROJECT TOTAL

Total Denali Commission funds	\$1,480,590
Total other funds	<u>2,072,908</u>
Project total	\$3,553,498

REIMBURSEMENT

Total Denali Commission funds	\$1,480,590
Amount paid to date	<u>1,332,531</u>
Balance due to Bartlett Regional Hospital	\$ 148,059

Project Outcome: This project has turned out exceptionally well. It is a beautiful facility with many features that will enhance the quality of care for patients and contribute to the comfort and safety of patients and staff. Although safety was of primary consideration in the design and construction of this unit, the unit is esthetically pleasing and has a comfortable feel to it. The new unit has a south and west orientation, is bright and cheery, and even has an exceptional view of the Gastineau Channel. The twelve private rooms with private baths will dramatically increase the privacy and comfort of patients, and the wider halls and the addition of common areas eliminate the crowded and tense feeling of the old unit. The increase in space will allow for more individualized treatments, and the addition of the activity/meeting rooms will allow a more structured program and an increase in group therapy. Private meeting and exam rooms further increase privacy and comfort. A larger nurses' station alleviates the crowded conditions of the old

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unit, and a new security system has a new “real time” video, as well as infrared technology, providing an improvement over the old system with inferior quality snapshots taken every few seconds. The capability to divide the unit into two components will be useful for separating populations and enhances the flexibility of the unit. The ability to open up the dividing wall between the two sides of the activity/day room further enhance flexibility by allowing use by one large or two smaller groups.

Problems Encountered: Heavy snowfall and cold weather delayed the foundation work in early 2005 and added a month to the original estimated date of completion of April 2006. From that point on, work progressed smoothly until towards the end of the project when the completion date was steadily pushed back, until the final date of completion in February 2007. One of the major delays was with the new standby generator, which serves the entire hospital, as problems had to be ironed out before final acceptance. Another problem area was with air pockets in the flooring in some areas of the first and second floor of the addition. Negotiations between the floor manufacturer, the general contractor, the subcontractor floor installers, construction management of Bartlett, and City & Borough of Juneau engineers took time until the issue was resolved and the flooring was eventually replaced.

Conclusions and Recommendations:

The Mental Health Unit is a wonderful new asset to the community of Juneau and is equipped to better serve the residents of Southeast Alaska. This project had the advantages of being very well-planned and having a full-time designated construction manager on site, as well as having a firm bid for construction costs. Although the new facility has looked nearly finished for several months, BRH required completion of a “punch list” before accepting the project as complete. Requiring that all work not only be completed, but be completed to a high standard, has produced a beautiful facility that has been worth the wait. The official authorization allowing the hospital to open the facility for patient use was granted on February 5, 2007. We are anxious to complete the move to the new Mental Health Unit and expect the new facility to be in full operation shortly. Even with the delays, the project has been completed well within the project deadline of December 31, 2007.

A well-attended opening ceremony was held on February 6, 2007 to celebrate and share the success of Bartlett’s new wing, including this project, with the Denali Commission, DHSS, community officials, local health care providers, hospital staff, and the general public. We were honored to have Denali Commissioner, Kathie Wasserman, attend the ceremony and accept a plaque of appreciation on behalf of the Denali Commission and to share a letter written by George Canelos, Denali Commission Federal Co-Chair, commemorating the opening of the new facility. Bartlett Regional Hospital is deeply appreciative of the support of the Denali Commission in making the construction of the Mental Health Unit possible, and the community and region will benefit from the success of this project.

Submitted by:
JoAnne Craig
Grants Writer/Coordinator
Bartlett Regional Hospital

**Denali Commission
Quarterly Project Financial Report**

Project Name: Mental Health Unit

Agency: Bartlett Regional Hospital

Reporting Period: **Oct-Dec 2006**

Grant #: 06-4-C-5013

Please include the following information:

(Use additional pages as necessary)

Budget Information:

1. The total project budget—Denali Commission and other funds combined
\$3,663,400.00
2. The total project expenditures as of the end of the most recent quarter
\$3,553,498.00
3. The total amount of Denali Commission funds committed to the project
\$1,480,590.00
4. The total expenditure of Denali Commission funds for the project as of the end of this reporting period
\$1,480,590.00` (Note: \$1,332,531.00 paid out; \$148,059.00 withheld as final 10% until project completion)
5. The percentage of expenditures to the total budget
97% (Please note that although this project is 99% completed, payout to the contractor remains at 97%, and no expenses were paid in this quarter.)
6. Project Performance Analysis (use PPA form on page2 of 641)
PPA form attached

Project Schedule:

Show the project schedule with milestone dates for design and construction.

Concrete work (footings to 3 rd floor deck)	October 2004-July 2005
Structural steel (3 rd floor)	August 2005-October 2005
Roofing	September 2005-October 2005
Exterior Siding	September 2005-January 2006
Interior	October 2005-December 2006
Installation of medical equipment	December 2006-January 2007
Project completed	January 31, 2007

Form 641A

Denali Commission
Quarterly Project Financial Report
Project Performance Analysis (PPA) Form

Project Name: Mental Health UnitAgency: Bartlett Regional HospitalReporting Period: **Oct-Dec 2006**Grant #: 06-4-C-5013**NOTE: Include Denali Commission Grant Funds Only on this form.**

Line Items:	Approved Budget:	Actual Cost to Date:	Scheduled Completion Date:	Actual Work Performed:
New Construction Mental Health Unit	\$1,480,590.00	\$1,480,590.00	January 31, 2007	<u>Interior:</u> Drywall/paint touchups; correct gaps at interior doors; air exchange installation/testing; security cameras/monitor installation; final fire alarm system testing; general clean-up; <u>Exterior:</u> General cleanup
Totals:	\$1,480,590.00	\$1,480,590.00		


 Signature: _____

1/11/07
 Date: _____

JoAnne Craig, Grant Writer/Coordinator
 Print Name and Title:

Form 641B

**Denali Commission Quarterly
Project Narrative**

Project Name: **Mental Health Unit**

Agency: **Bartlett Regional Hospital** Reporting Period: **Oct-Dec 2006**
Grant #: **06-4-C-5013** Amount of Funds Requested **\$0**

1. What is the status of the project; include portions completed?

This project is 99% complete. The problems reported in the last quarterly report have been corrected, including correction of the gaps at the bottom of the interior doors, and proper functioning of the air exchange system. The unacceptable flooring installation in other portions of Project 2005, which could have delayed occupancy of the entire addition, has also been corrected. Installation of the security cameras and a monitor located at the nurses' station is complete, the final testing of fire alarms has been performed, and touch up painting has been completed.

2. Is the project on schedule; if not, how will this be dealt with?

The last projected completion date reported was December 15, 2006. This date has been set back, and we now expect to move into the new facility by January 31, 2007.

3. Is the project on budget; if not, how will this be dealt with?

Project is on budget.

4. Other comments/problems and solutions:

This project is 99% complete; however, payments made to the contractor remain at 97%. No payments were made this quarter, and remainder of expenses is pending final project completion.

The contractor is working on completion of a list of final details before Bartlett Regional Hospital considers this project 100% complete. We are also awaiting acceptance of the emergency power generator before attaining a certificate of occupancy. Although there are still a few details to attend to, the Mental Health Unit appears complete and will soon be ready for use. It has turned out to be a very fine facility and will be a great asset to the community.

At the invitation of Bartlett Regional Hospital staff, Michael Frawley, DHSS Grants Administrator, and Jennifer Klein, DHSS Facilities Manager, toured the new Mental Health Unit on December 21, 2006.

We are sad to report that Robert F. Valliant, CEO of Bartlett, passed away on December 19, 2006. He was instrumental in providing the vision and leadership for the Project 2005 addition, of which the Mental Health Unit is a part. James Richardson has been named interim CEO until a successor is named.